

## ORDINANCE NUMBER 16-36

### The Depot at Spring Mill Station PUD

#### AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the “**THE DEPOT AT SPRING MILL STATION PUD DISTRICT**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

**WHEREAS**, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1610-PUD-20**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1610-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on [REDACTED], 2016;

**WHEREAS**, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

**Section 1.**     **Applicability of Ordinance.**

- 1.1     The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**THE DEPOT AT SPRING MILL STATION PUD District**" (the "District").
- 1.2     Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3     Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4     All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2.**     **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1     Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2     Concept Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B.**
- 2.3     Controlling Developer: The Controlling Developer shall be Quent Partners, LLC ("Quent"), its successors and assigns, until such time as Quent transfers its rights as Controlling Developer. Such rights may be transferred in whole or in part. To transfer all or any portion of its rights as Controlling Developer, Quent may (i) name each individual owner of property within the Real Estate as Controlling Developer solely with respect to the property owned by each such individual owner; (ii) establish a committee of individual owners of property within the Real Estate to act as Controlling Developer with respect to the property owned by all such owners, or (iii) use either method described in (i) and (ii) above with respect to different Districts or Use Areas within the The Depot at Spring Mill Station PUD District. A Developer shall be the owner, or its designee, of an area to be developed.
- 2.4     Right-of-Way Grant and Improvements Plan: The plan attached hereto and

incorporated herein by reference as **Exhibit C**.

- 2.5 **Architectural Character:** The illustrations attached hereto and incorporated herein by reference as **Exhibit D**.
- 2.6 **Landscape Character:** The illustrations attached hereto and incorporated herein by reference as **Exhibit E**.
- 2.7 **Alternate Concept Plan:** The plan attached hereto and incorporated by reference as **Exhibit B-1**.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan includes both the North District and the South District. The Real Estate shall be developed in substantial compliance with the Concept Plan, except that the South District may be developed in substantial compliance with the Alternate Concept Plan attached hereto as **Exhibit B-1**.

**Compliance:** The building sizes and locations are a concept, not fixed. As long as the individual building sizes do not exceed the maximums provided for herein, and the overall building square footages do not exceed the overall maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan, attached hereto as **Exhibit B**, or the Alternate Concept Plan attached hereto as **Exhibit B-1**. For example, the proposed bank building and the proposed restaurant (coffee shop), as depicted on the North District on the Concept Plan, may switch their locations and still be deemed by the Director to be in substantial compliance; and, one of the mixed-use/office buildings, as depicted on the South District on the Concept Plan, may be replaced by a bank, or a retail/office building, and still be deemed by the Director to be in substantial compliance.

**Section 4.** **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District of the Unified Development Ordinance.

**Section 5.** **Permitted Uses.**

- 5.1 **Permitted Uses.** The uses permitted in this District shall be limited to the following uses: Bank, Savings and Loan, Financial Institution (collectively “banks”); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Public Safety and Service Use (Fire Station); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low Intensity,

Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities.

- 5.2 Service Hours. Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 5.3 Hours of Operation. Any permitted restaurant, tavern/bar or retail use (excluding drug store) located on the Real Estate is prohibited from operating from the hours of 1:00 – 5:00 a.m.

**Section 6.** **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified herein below.

- 6.1 General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan attached hereto as **Exhibit B**. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of the four (4) buildings fronting on 161<sup>st</sup> Street and on Spring Mill Road within the North District, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161<sup>st</sup> Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for any of the aforementioned three (3) buildings, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

The Controlling Developer of the Real Estate agrees to collaborate with those associated with future development to the west of the Real Estate to effectuate connectivity as recommended in the Spring Mill Station Plan referenced in the Westfield-Washington Township Comprehensive Plan and such connectivity amenities shall be completed on or before issuance of a Certificate of Occupancy for the fifth building located within the North District, unless otherwise approved by the Director.

At such time as said future development occurs, such development shall be able to access the internal drive system developed within this Real Estate and The Depot at Spring Mill Station PUD. At the time of detailed plan approval / primary platting of The Depot at Spring Mill Station PUD real estate, an access easement shall be provided: (i) over the main internal drive system of The Depot at Spring Mill Station PUD; and (ii) at one (1) location from the main internal drive system to the property line of the Real Estate to provide access to said future development to the west, as shown on the Concept Plan. At the time of construction of said future development(s), the owner / developer of such future development(s) shall be

responsible for all costs associated with the design, approval and construction of such drives from the main internal drive system to the property line. Further, the owner / developer of the adjoining parcel(s) shall be required to enter into a cross-easement agreement with the Controlling Developer of the Real Estate, said agreement including, in addition to cross-easement rights, a provision related to maintenance and the pro rata sharing of the maintenance expenses of The Depot at Spring Mill Station PUD internal drive system, for any portion of the internal drive system that is not public right-of-way. The Controlling Developer of the Real Estate agrees to negotiate all terms associated with said cross-easement agreement in a good faith and that the terms and provisions thereof shall be of a commercially reasonable manner. However, notwithstanding the foregoing, no access fee, or other fee or assessment of a similar nature, shall be charged or assessed by the Controlling Developer of the Real Estate solely for the right of the owner / developer of an adjoining parcel to connect to the Real Estate.

- A. Use of Required Yards. As depicted in **Exhibit B** and **Exhibit E**, required front, side and rear yards may include driveways and parking areas, as depicted on the Concept Plan, provided that (i) except for the angled parking spaces constructed within the rights-of-way, no portion of the parking area may be located closer than four (4) feet to any right-of-way line or the Real Estate's west perimeter property line that is not right-of-way; and, (ii) the remainder of said required yard shall be maintained as green space free from buildings or structures.
- B. Maximum Building Height. The maximum height of any building or structure shall be forty-five (45) feet above grade.
- C. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate.
  - (i) An eight (8) foot wide path shall be provided along the Real Estate's 161<sup>st</sup> Street and Spring Mill Road frontages, as depicted in **Exhibit E**. These pedestrian paths along 161<sup>st</sup> Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular intervals basis.
  - (ii) Continuous pedestrian walkways, a minimum of five (5) feet wide, shall be provided from the 161<sup>st</sup> Street and Spring Mill Road paths to the primary customer entrances of all structures on the Real Estate, unless otherwise approved by the Director.
  - (iii) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured

concrete, or brick. Notwithstanding the foregoing, there shall be raised speed table crosswalks, as depicted on the Concept Plan attached hereto as **Exhibit B**, designed to calm traffic and highlight pedestrian crossing areas. Unless otherwise approved by the Director, said speed tables shall be situated as depicted on the Concept Plan, attached hereto as **Exhibit B**.

- (iv) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance and along any façade abutting a public parking area.
- (v) A pedestrian walkway shall be provided from the 161<sup>st</sup> Street and Spring Mill Road paths to the railroad theme gathering space. Such walkway shall be at least eight feet (8') in width and may encroach into the south and/or west property line buffer yards described in Section 7.1, B., and C., below, as depicted on the Concept Plan, attached hereto as **Exhibit B**.
- (vi) Bike parking and common area benches shall be provided for each building. The bike parking and common area benches shall be functional and architecturally consistent with the bike parking and common area bench facilities located, at the time of enactment of this ordinance, on the development on the northeast corner of 161<sup>st</sup> Street and Spring Mill Road. Additionally, bike parking, common area benches, and similar amenities shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

- 6.2 **Off-Street Loading and Parking.** Off-street loading and parking shall be provided in accordance with the provisions of the Unified Development Ordinance with the exception that the angled parking spaces located within the adjoining rights-of-way of 161<sup>st</sup> Street and Spring Mill Road, as depicted in **Exhibits B and C**, shall count toward the minimum required number of parking spaces.

**Section 7.** **Development Standards.** The standards of Chapter 6: Development Standards, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 7.1 **Landscaping and Screening.** Landscaping and screening shall be provided as depicted on the Landscape Character **Exhibit E** attached hereto. A final landscaping plan, as required by the Unified Development Ordinance, containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall be approved for each building constructed on the Real Estate. Due to the constraints caused by (i) the proposed angle parking to be located in the

rights-of-way of 161<sup>st</sup> Street and Spring Mill Road; (ii) the locating of approximately six (6) of the proposed buildings close to the said rights-of-way; and, (iii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance. Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. 161<sup>st</sup> Street and Spring Mill Road. The Real Estate's north and east property line landscaping shall be as depicted on Landscape Character **Exhibit E** attached hereto, which requires no buffer yard. Notwithstanding the foregoing, a variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161<sup>st</sup> Street and Spring Mill Road, in substantial compliance with the site layout shown in the Concept Plan **Exhibit B** attached hereto and the landscaping depicted on Landscape Character **Exhibit E** attached hereto.
- B. West Property Line. The Real Estate's west property line shall consist of a minimum ten (10) foot wide buffer yard along both the right-of-way of the proposed new spine road and the balance of the west property line, unless otherwise approved by the Director. The buffer yard plantings and mounding shall consist of those required pursuant to the Unified Development Ordinance, unless otherwise approved by the Director.
- C. South Property Line. Except as provided hereinbelow, the Real Estate's south property line shall consist of a minimum of sixty (60) foot wide buffer yard. The buffer yard plantings and mounding shall consist of those required pursuant to the Unified Development Ordinance, unless otherwise approved by the Director. Any existing vegetation within the buffer yard shall be preserved where possible and credited towards required buffer yard plantings pursuant to the Unified Development Ordinance. Notwithstanding the foregoing, this landscaping shall be in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto. The sole exception to the buffer yard and landscaping requirements pertaining to the south property line shall be that in the event that development of the south east corner of the South District is for a fire station as shown on the Alternate Concept Plan, **Exhibit B-1** attached hereto, the buffer yard and landscaping requirements set forth above shall not apply to such fire station parcel, and instead, the Westfield Fire Department shall work with the Director to reach agreement on the buffer yard and landscaping requirements for such parcel.
- D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall

be provided, unless otherwise approved by the Director.

- E. The Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping, shall be in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto, as approved by the Director. The minimum area and interior parking area islands requirements of the Interior Parking Area Landscaping and the application, design and drive aisles requirements of the Perimeter Parking Area Landscaping, as set forth in Chapter 6, shall be modified as approved by the Director in order to accomplish the proposed parking areas as shown on the Concept Plan **Exhibit B** attached hereto.

7.2 **Lighting.** Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially adhere to and be guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

- A. **Uniformity.** All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- B. **Decorative Fixtures.** Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- C. **Full Cut-Off Fixtures.** With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- D. **Light Levels.** No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact residential areas to the south shall be dimmed after 11:00 pm to a level no greater than 65% of the maximum lighting levels.
- E. **Light Poles.** In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
- F. **Neon Lights.** Neon lighting shall not be permitted.

7.3 **Sign Standards.** Signs constructed on the Real Estate shall be governed by the provisions of a sign program which shall be submitted to, and approved by, the



Commission. The sign program shall provide standards requiring the signage to comply with a stated uniform, cohesive and consistent theme. The following sign standards shall be included in the sign program submittal:

- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- C. One pylon center identification sign shall be permitted for the 161<sup>st</sup> Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of twenty-five (25) feet in sign height and two hundred and fifty (250) square feet of sign area, per face.
- D. One monument identification sign shall be permitted for each outlot. Said monument identification signs may be a maximum of nine (9) feet in height in sign height and sixty (60) square feet of sign area, per face. The maximum sign width of said monument identification signs shall be twelve (12) feet. The square footage of said monument identification signs shall not count toward the total permitted sign allocation which may be divided between wall, awning, and under canopy signs.
- E. Projecting signs and blade signs shall be permitted. Only one side of a projecting sign and of a blade sign shall count against sign area allocation for a site. Projecting signs and blade signs shall not exceed sixteen (16) square feet in sign area. Projection signs and blade signs shall substantially comply with those depicted on the Architectural Character **Exhibit D** attached hereto.

7.4 Drive-Through Regulations. Drive-through facilities shall only be permitted as follows and for the following uses:

- A. A Drug Store, as generally depicted in the North District on **Exhibit B** as the 15,000+/- square-foot retail building;
- B. Two (2) Banks, one as generally depicted in the North District on **Exhibit B** as a bank building and another as generally depicted in the South District on **Exhibit B** as an mixed-use/office building; and, that if Bank drive-through facilities are proposed, there shall be no more than two (2) drive-through banking facilities and one (1) drive-through or walk-up ATM facility, for each bank use.
- C. A Restaurant (Coffee Shop) as generally depicted in the North District on **Exhibit B** as the 2,500+/- square-foot restaurant (coffee shop).

Notwithstanding the foregoing, a building on the Real Estate may have a patient or customer pickup area as depicted generally on the Architectural Character Plan attached hereto as **Exhibit D**.

The stacking spaces provided for each drive-through facility shall be provided as depicted on the Concept Plan attached hereto as **Exhibit B**, unless otherwise approved by the Director.

**Section 8.**     **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified herein.

8.1     **Architectural Character Exhibit.** The Architectural Character Exhibits, attached hereto as **Exhibit D**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

8.2     **Architectural Features.** The Architectural Character Exhibits, attached hereto as **Exhibit D**, hereby incorporate ~~ten~~ (10) architectural features intended to be used to provide a railroad theme to the development. Each building constructed on the Real Estate shall incorporate a minimum of ~~five~~ (5) of these Americana theme architectural features.

**Section 9.**     **Development Plan Review.** The regulations of Chapter 10.7: *Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

**Section 10.**     **Appeal.** Any interested party may file a request for an appeal of any decision made by the Director, as provided for herein. Said request for appeal shall simply state that the party requests a review by the Commission. Appeals shall be filed in the offices of the Commission by five (5) p.m., five (5) business days following the Director decision. A decision of the Director shall be deemed an administrative decision and no advertisement or notice of such appeal to the Commission shall be required. Every appeal subject to the Commission's review shall automatically be placed on the docket of the next regular meeting of the Commission held not sooner than five (5) business days after the expiration of the time for filing a request for an appeal.

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**ALL OF WHICH IS ORDAINED/RESOLVED THIS        DAY OF           , 2016.**

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Mark Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 16-**\_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_. m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-**\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-**\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Bose McKinney & Evans LLP, 111 Monument  
Circle, Suite 2700, Indianapolis, IN 46204

**SCHEDULE OF EXHIBITS**

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Right-of-Way Grant and Improvements Plan
Exhibit D	Architectural Character
Exhibit E	Landscape Character

## EXHIBIT A

### **SPRING MILL STATION SW CORNER**

**Quitclaim Deed - Instrument Number 200000060281**

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to the east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

**Exception: Warranty Deed - Instrument Number 9423047**

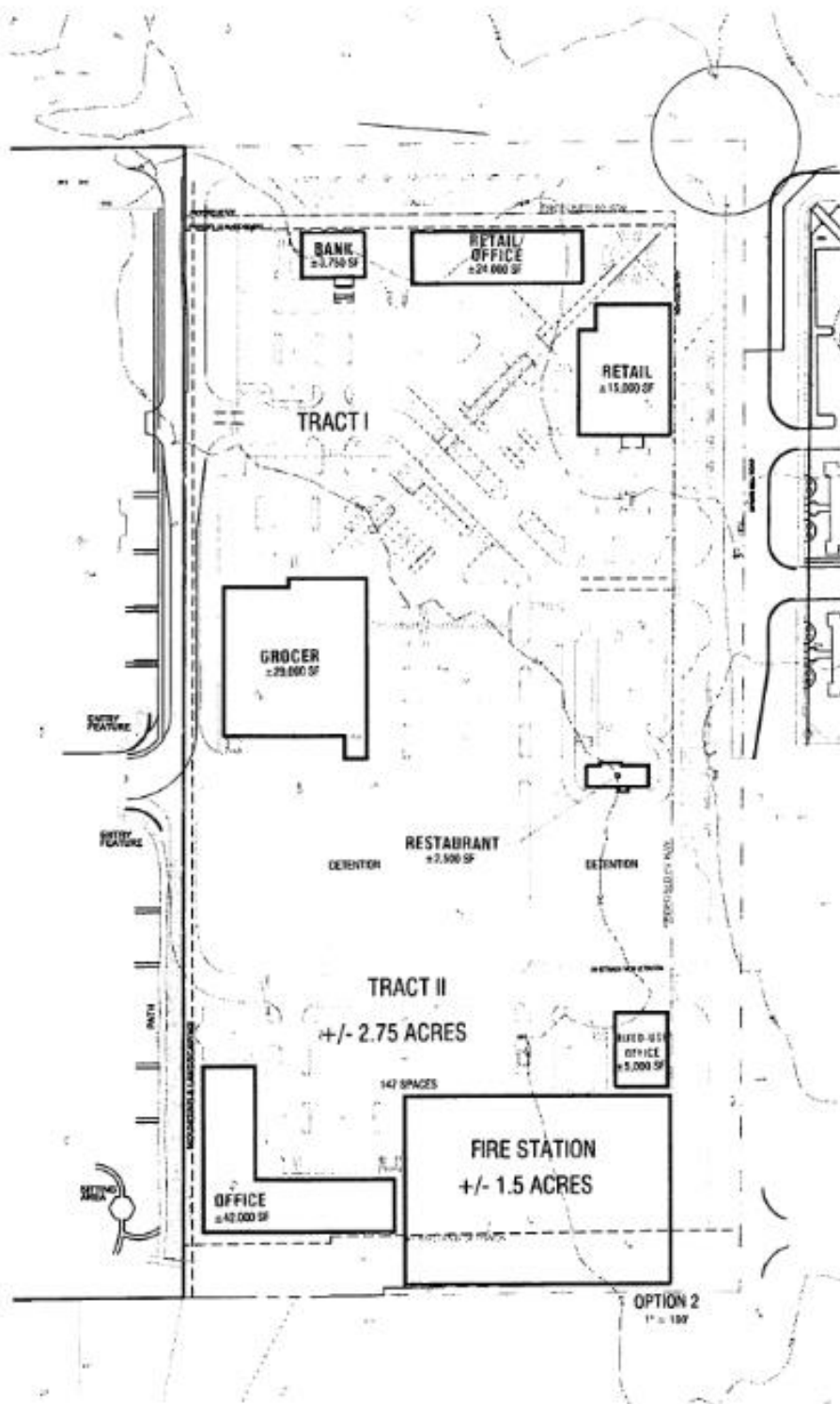
As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 198 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 600.00 feet along the east line of said section; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds West 525.00 feet; thence North 45 degrees 00 minutes 00 seconds West 49.50 feet; thence South 90 degrees 00 minutes 00 seconds West 577.25 feet; thence North 00 degrees 00 minutes 00 seconds West 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East 657.25 feet along the north line of said quarter section to the POINT OF BEGINNING and containing 1.609 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.612 acres, more or less.

**THE DEPOT AT SPRING MILL STATION**  
EXHIBIT B - CONCEPT PLAN



**THE DEPOT AT SPRING MILL STATION**  
**EXHIBIT B1 - ALTERNATE CONCEPT PLAN**





## DESIGN CONCEPT: NEIGHBORHOOD CENTER

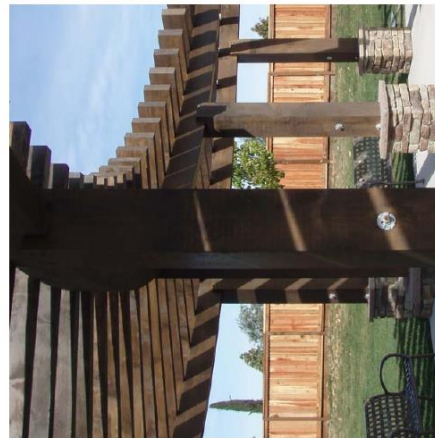
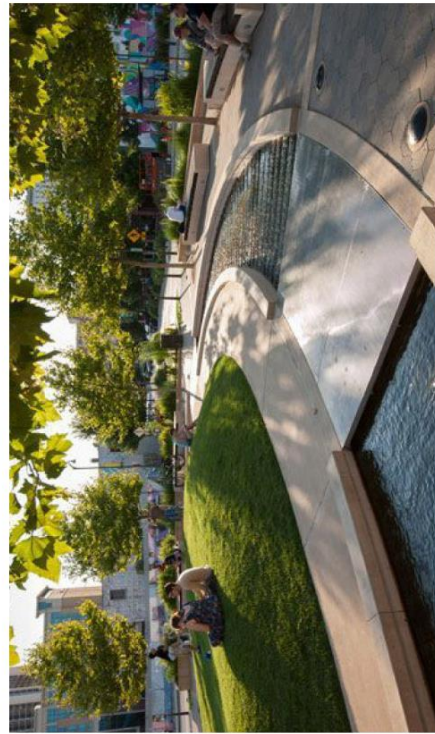


### THE DEPOT AT SPRING MILL STATION

#### EXHIBIT D - ARCHITECTURAL CHARACTER

##### Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People into the Development





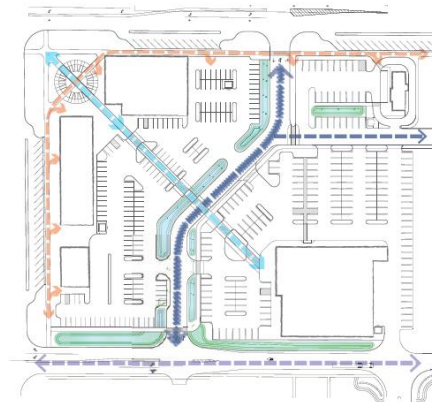
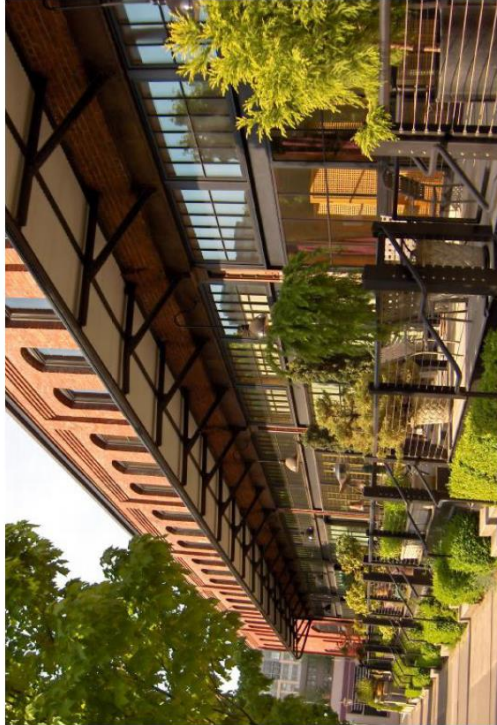
## DESIGN CONCEPT: CONNECTIVITY



### THE DEPOT AT SPRING MILL STATION EXHIBIT D - ARCHITECTURAL CHARACTER

#### Design Goals:

- Promote Engagement with Pedestrians and Bike Users Utilizing the Trail
- Create a Strong Axis to Neighborhood Center
- Engage with Green Infrastructure
- Draw the Community Into the Site



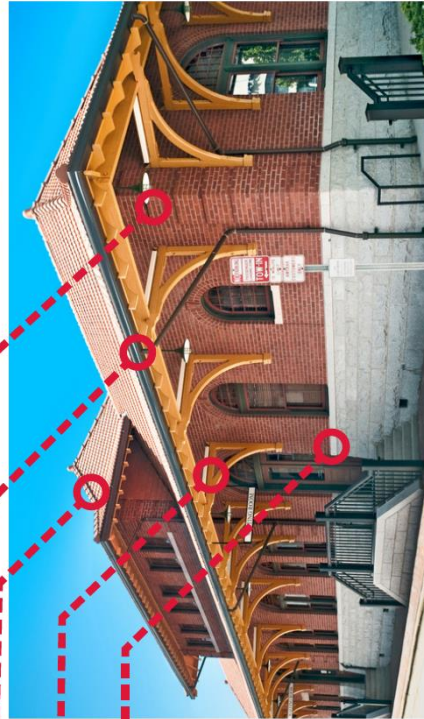
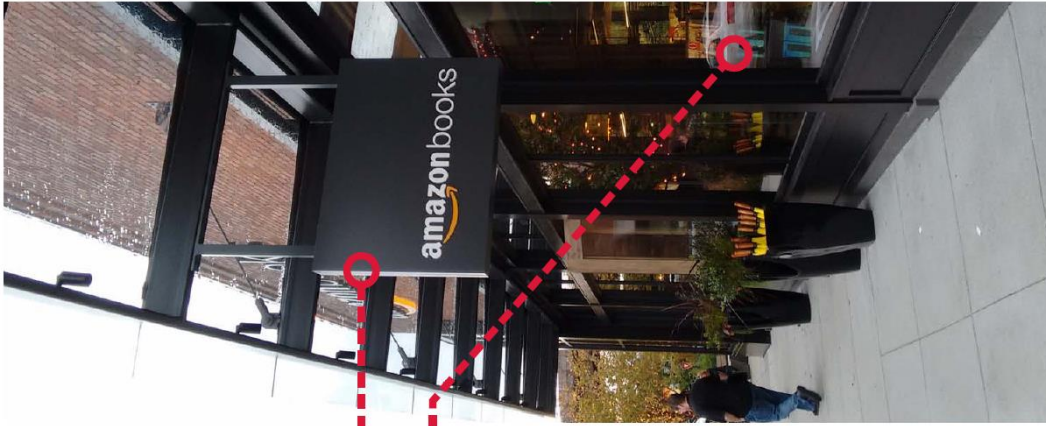
# THE DEPOT AT SPRING MILL STATION

## Exhibit D - Architectural Character





## DESIGN CONCEPT: AMERICANA ARCHITECTURE



### THE DEPOT AT SPRING MILL STATION

#### EXHIBIT D - ARCHITECTURAL CHARACTER

Covered Porches  
and Walkways

Blade Signage

Large Windows

Brick Patterns

Broad Overhangs

Hip Roofs

Bracketed Eaves

Brick/Stone Masonry  
Exterior Materials

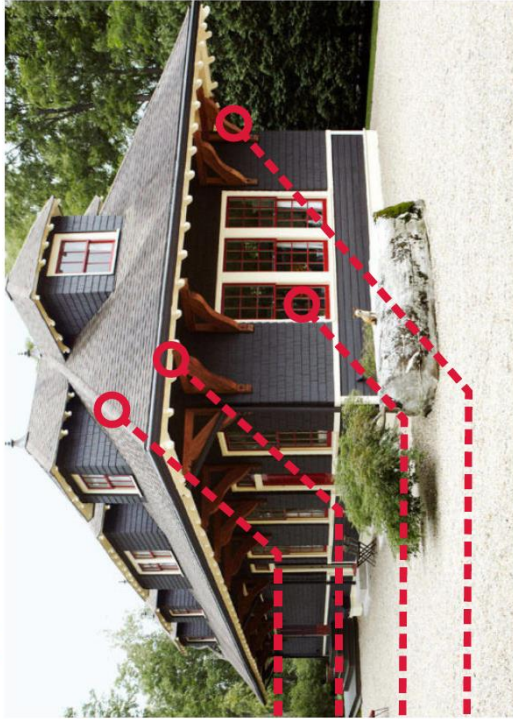


## DESIGN CONCEPT: AMERICANA ARCHITECTURE



### THE DEPOT AT SPRING MILL STATION

#### EXHIBIT D - ARCHITECTURAL CHARACTER



Hip Roofs

Broad Overhangs

Large Windows

Bracketed Eaves

Textured Pedestrian  
Walkways

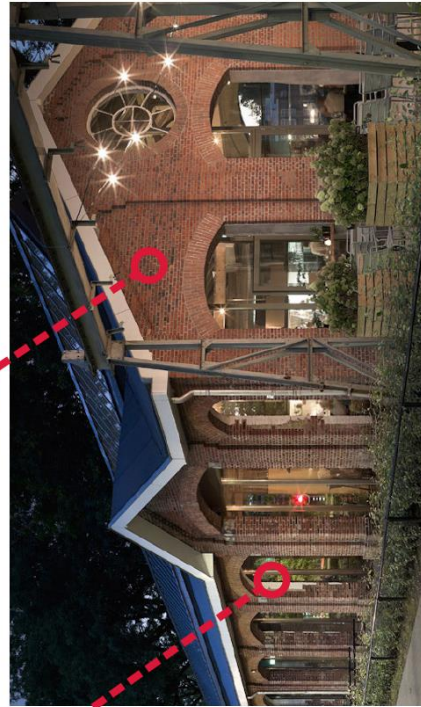
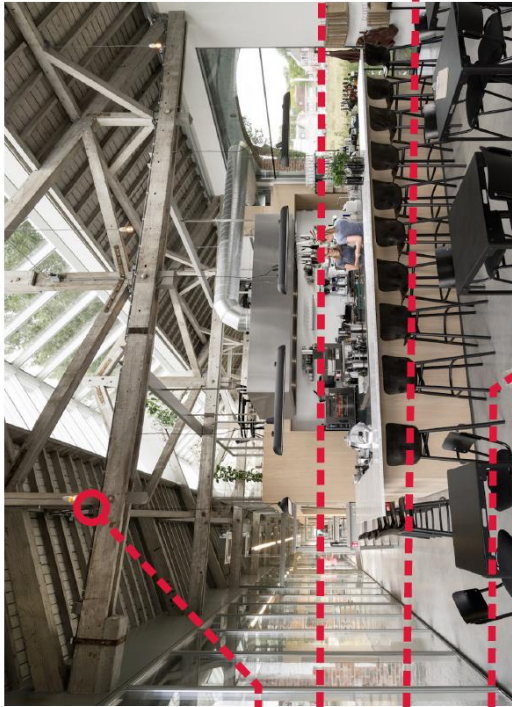
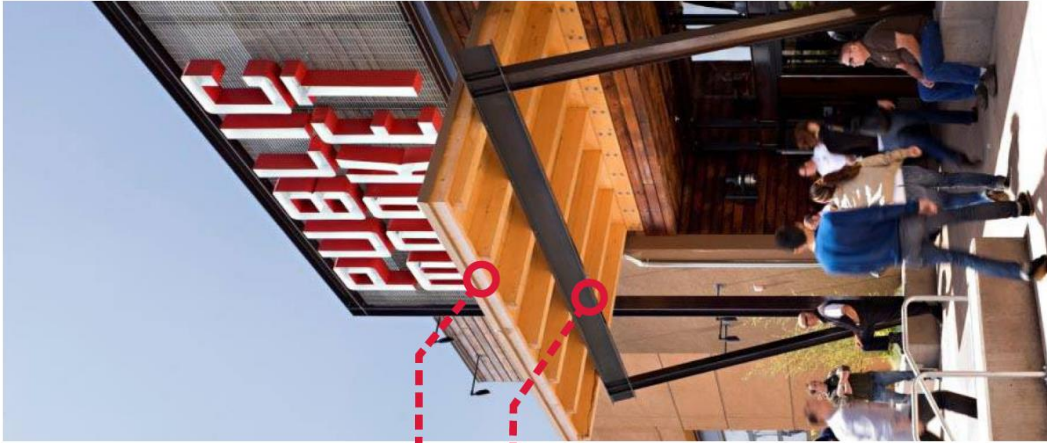
Brick/Stone Masonry  
Exterior Materials





## DESIGN CONCEPT: AMERICANA ARCHITECTURE

### THE DEPOT AT SPRING MILL STATION EXHIBIT D - ARCHITECTURAL CHARACTER



Exposed Trusses

Broad Overhangs

Covered Porches  
and Walkways











Brick/Stone Masonry  
Exterior Materials

Large Windows

# THE DEPOT AT SPRING MILL STATION

## EXHIBIT D - ARCHITECTURAL CHARACTER

### DESIGN ELEMENTS: AMERICANA ARCHITECTURE

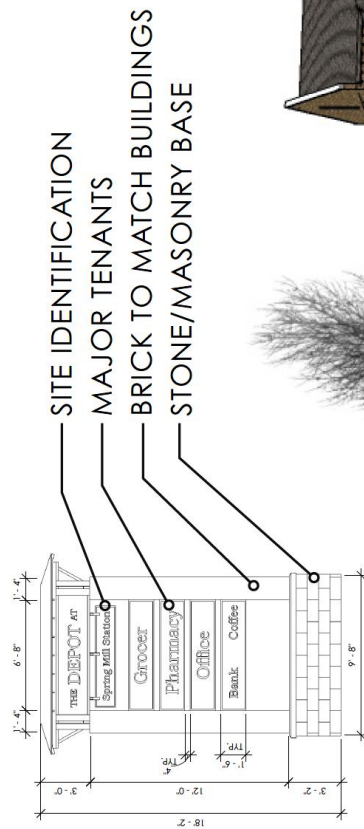
		Blade, Reverse Channel, or Gooseneck Externally illuminated Signage
		Covered Porches and Walkways
		Large Windows
		Bracketed Eaves
		Broad Overhangs



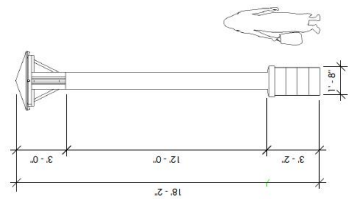
# THE DEPOT AT SPRING MILL STATION

## EXHIBIT D - ARCHITECTURAL CHARACTER

### DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE



CONCEPT EXAMPLE USING DESIGN ELEMENTS



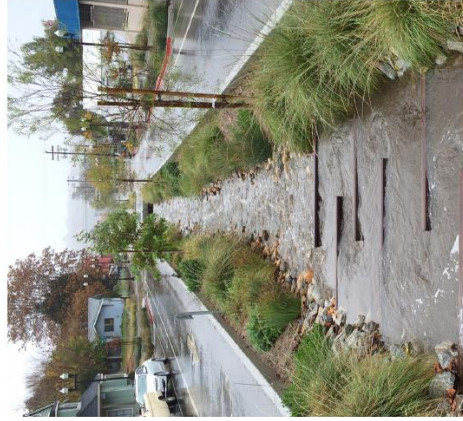
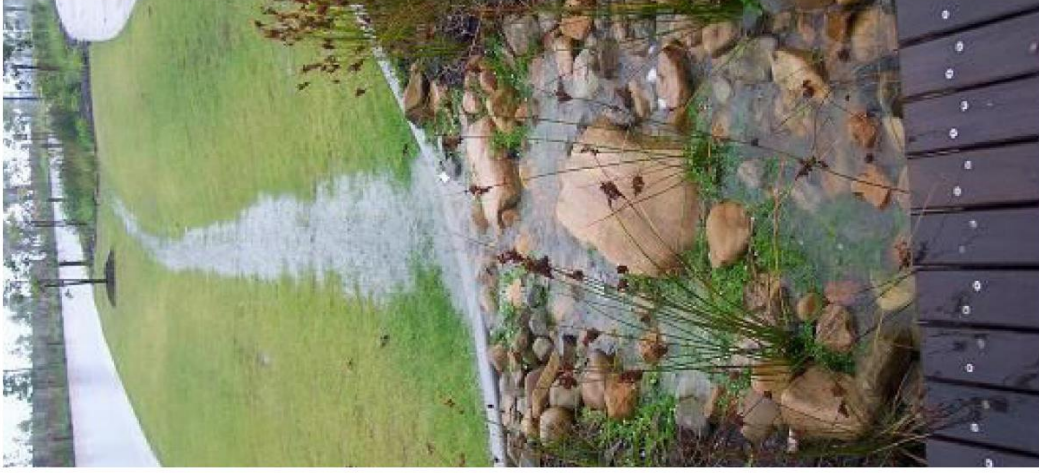
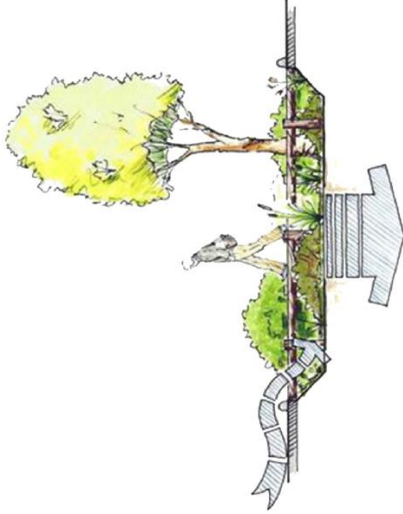


## THE DEPOT AT SPRING MILL STATION

### EXHIBIT E - LANDSCAPE CHARACTER

#### DESIGN GOALS

Natural Water Infiltration  
Improved Water Quality  
Protected Local Ecology  
Public Furniture/Amenities  
Delineated Pedestrian Paths  
Coordinated Site Lighting





# THE DEPOT AT SPRING MILL STATION

## EXHIBIT E - LANDSCAPE CHARACTER

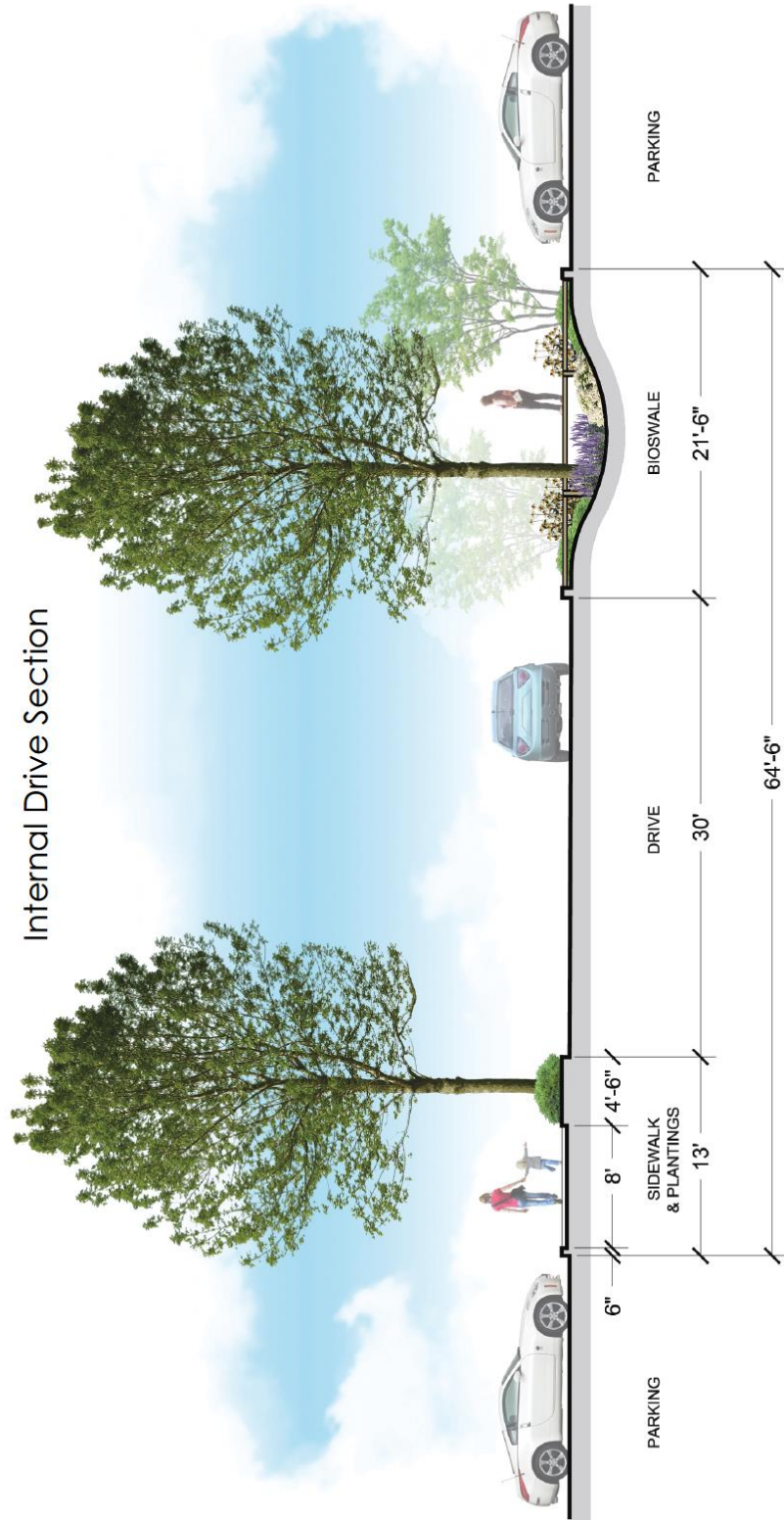
### DESIGN GOALS

- Natural Water Infiltration
- Improved Water Quality
- Protected Local Ecology
- Public Furniture/Amenities
- Delineated Pedestrian Paths
- Coordinated Site Lighting



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION  
EXHIBIT E - LANDSCAPE CHARACTER





**THE DEPOT AT SPRING MILL STATION**  
EXHIBIT E - CONCEPT LANDSCAPE PLAN

